

**PUSH
ENERGY
PERSEVERANCE**

NATURAL RESOURCES:

"A LONG PULL,
A STRONG PULL,
A PULL ALL TOGETHER."

**PRINTERS' INK
HUSTLE
VIM**

The Result: ROANOKE, VA.

The Gateway to the Southwest, the Iron and Coal Fields.

A Railroad, Iron, Mining, and Manufacturing City

—INCORPORATED AS A CITY 1884.—

ROANOKE is really a marvelous city: Ten or twelve years ago it was but a country town, a way station, with less than half a hundred houses, all told. Where our stately business houses, magnificent hotels and manufacturing establishments now stand, at that time was counted as the finest wheat and corn lands in the State.

The city is situated 900 feet above the sea level, in the most charming amphitheatre imaginable, formed by the Blue Ridge Mountain and spurs of the Alleghanies. On top of "MILL MOUNTAIN" is an elegant Summer Hotel, within half an hour's ride from the city—an easy road and 'bus all the way to top. From this point the view is magnificent—unobstructed for miles—and at night the electric lights, the fires in the great iron furnaces, the moving electric cars and railway trains in all parts of the amphitheatre from pit to the family circle on the mountain side, is picturesque in the extreme.

The system of streets and sewers is an excellent one—the latter being nearly completed. Fourteen miles of electric railway traverse the streets—a portion which are paved with vitrified brick. The water supply is direct from a mountain spring—and is ample for a city of 50,000 population.

The Largest Railroad and Car Manufacturing Plant in the South, the Great Roanoke Machine Works is located here, and gives Employment to over a Thousand Men. Three Monster Iron Furnaces, Bridge Works, Lock Manufacturing Establishment, Engine Works, etc., give Employment to a Thousand More

Roanoke River Affords Abundant Water Power for all Kinds of Manufacturing Concerns. Original Forests, close at hand, furnish Timber for all Purposes.

The area tributary includes North Carolina, West Virginia, Tennessee and the surrounding country, embracing twenty two of the wealthiest, most productive and rapidly developing counties in Virginia.

The bonded indebtedness is only \$812,000, or less than 10 per cent. of the assessed valuation, which is \$10,869,315.00. In 1882 it was \$353,364. The bonds sell readily at a premium of two per cent.



The Coal Supply of the Adjacent Pocahontas Coal Field is Inexhaustible. The Railroad Facilities are excellent—diverging North, South, East and West.

The transfers of real estate for a single year were over \$18,000,000—requiring over 5 000 deeds.

The city has just completed an official survey at a cost exceeding \$15,000. The Volunteer Fire Companies are splendidly equipped and will compare favorably with any paid department.

The tax rate—all told—is \$1.65 per 100 on a low valuation.

Manufacturing Establishments are Exempt from City Taxation Until the Year 1902.

During the present financial troubles Roanoke has made a record of which she may well be proud: Not a bank failure, no manufacturing establishments closed, currency paid by all banks on demand. Below will be found some comparative statistics, which are authentic and may prove interesting:

1882: Population, 912.

1893: Population, 25,000

	1882.	1892.		1882.	1892.
Official assessment	\$353,364	\$10,869,315	Banks, Capital	\$150,000	\$900,000
Freight Tons forwarded	30,485	147,927	" Deposits	137,000	1,418,000
" Tons received	37,893	564,541	Postoffice Receipts	1,000	40,000
Express Receipts	\$2,400	\$96,000	Western Union Telegraph Company	\$200	\$25,000
Public schools: Teachers Employed	5	31	Number Sunday school Scholars	191	3,800
School Population	215	2,805	Number Church Members	390	5,700
Salaries Paid Teachers	\$1,020	\$14,800	Value Church Property	\$4,600	\$317,300
School Property	1,200	85,000			

Roanoke has 28 churches, 9 sporting clubs, 11 social clubs, 104 incorporated companies, 22 secret societies, 13 trade societies, 8 banks. The educational advantages are admirable, consisting of eight public school buildings, one institute for young men, one business college, two colleges for young ladies and the far-famed Hollins Institute within six miles.

The Peaks of Otter, Luray Caverns, Mountain Lake, Natural Bridge and numerous summer resorts are all within a few hours' ride—making Roanoke a most desirable location for business or residence. It is confidently believed that two new Railroads will be built to Roanoke during the year, and the best opportunity ever offered for a profitable investment can now be had. We represent the best investments in the city and can offer special inducements at this time.

THE JAMES S. SIMMONS REAL ESTATE CO